

59-61 FARRINGDON ROAD

DESIGN & ACCESS STATEMENT

ANOMALY

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DESIGN & ACCESS STATEMENT

This design and access statement outlines the refurbishment to enhance and re-activate the rooftop terrace of 59-61 Farringdon Road, an existing office building that has undergone a rolling refurbishment and in need of improved amenity to realign with contemporary accommodation standards.

The design has been carefully considered to understand its current and future context while also providing a high-quality design proposal in its own right.



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DESIGN & ACCESS STATEMENT

PROJECT TEAM

ANOMALY

THE CLIENT: TESHUVA INVESTMENT LTD

CLIENT STATEMENT

Teshuva Investment Ltd is the JV partner in the project. The company is a long-term orientated real estate company that aims to create sustainable, design-led, future-proofed spaces for urban communities. Projects undertaken by Teshuva are based on sustainable development and value creation.

Teshuva has a fully integrated, interdisciplinary team to support the delivery of complex, mixed-use projects across London, delivering notable retrofit schemes within the city fringe, including notable schemes in close proximity to 59-61 Farringdon Road that include:

- 1. The Stylus Building
- 2. 12-22 Theobalds Road
- 3. 88 Goswell Road



ABOUT ANOMALY

WE CHALLENGE TRADITIONAL

Anomaly is a collection of London-based architects and interior designers who are driven by more than just creating exciting space. Based in the city fringe, and specialising in retrofit architecture, the practice have built a reputation on working with existing buildings. Their work focuses on celebrating the buildings original character, and bringing new contemporary additions to re-animate and re-position buildings to be fit for the future.

As signatories of the retrofit campaign, the process of all their work looks to retain as much of the original fabric as possible. This is balanced with the understanding the long term implications of any design to ensure its lifestyle is just as sustainable, ensuring future flexibility and low carbon footprints during the buildings new use.

The work of Anomaly has delivered schemes across London, including the retro-fitting of 34-38 Provost Street in Hackney, 12-22 Theobalds Road in Camden, and 88 Goswell Road in Islington, all with different styles and conditions, but focused on understanding the directives of the local council, the conservation areas of which they sat or effected, and delivering well considered, high quality additions to the city.



34-38 PROVOST STREET

Location: Hackney, London
Size: 15,000sqft

Formerly a Victorian Tea Warehouse building, planning was achieved within a conservation area to fully refurbish the building and add two additional floors. The building is now a fully let, and shortlisted in the Hackney Design awards.



88 GOSWELL ROAD

Location: Islington, London
Size: 11,000sqft

A uniquely arranged Georgian building, the scheme is undergoing a full retrofit with rear massing to create stepped terraces for all tenants to the rear. Although not listed, the approach to retrofit has taken a similar approach to retain and celebrate the original character.



12-22 THEOBALDS ROAD

Location: Camden, London
Size: 22,000sqft

A row of interconnection Georgian Townhouses, the prominent Grade II listed site on Theobald's Road has been designed to enhance the dilapidated building as part of a full retrofit, ensuring conservation and celebration of the listed building whilst enhancing the space to ensure it meets modern office standards.

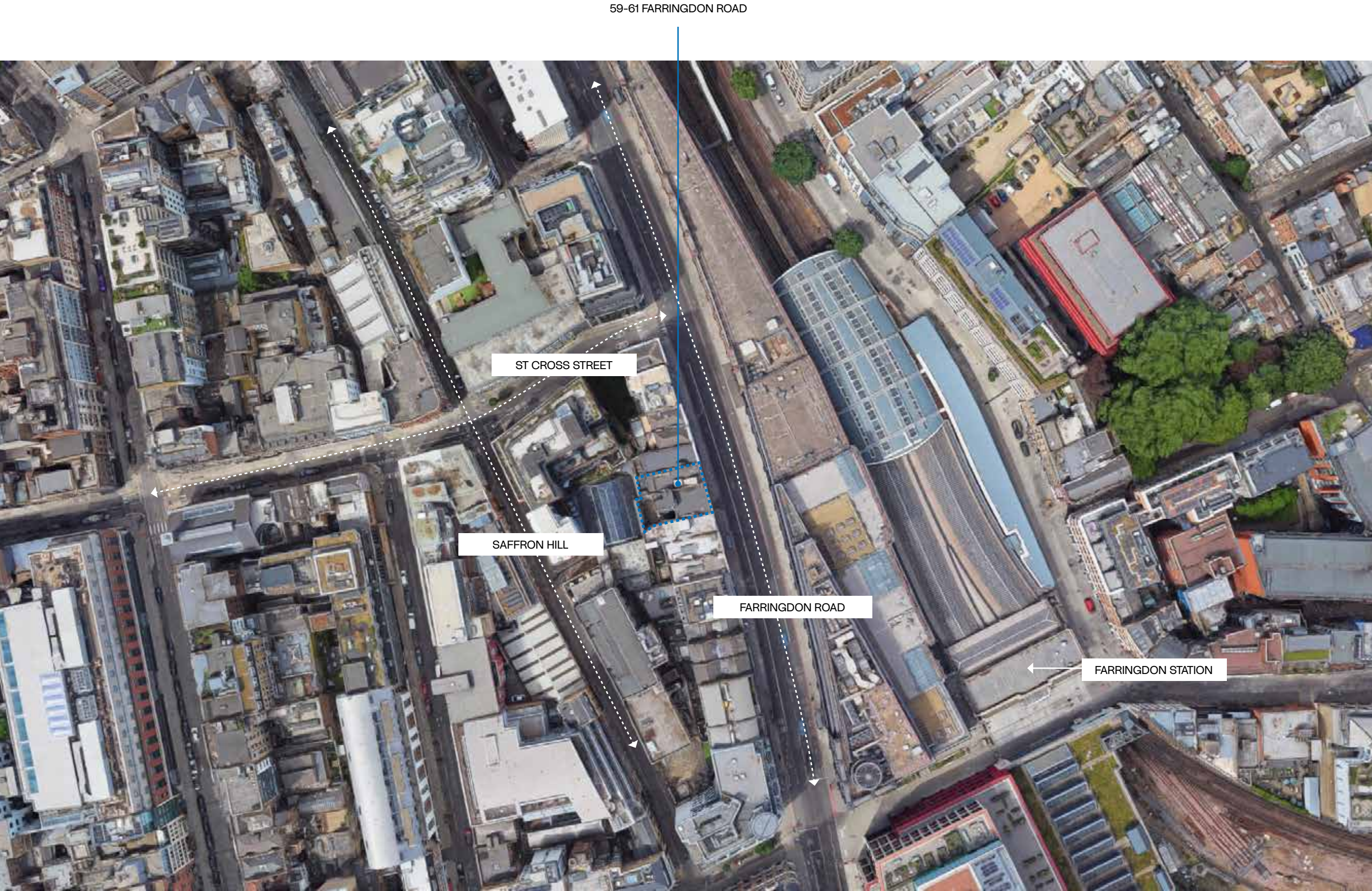
CONTEXT & SITE CONSIDERATIONS

SITE

CONNECTIVITY

The site is well connected with a short walk to Farringdon Station, with access to underground, Crossrail, and national rail lines.

The site benefits from a PTAL rating of 6b (best).



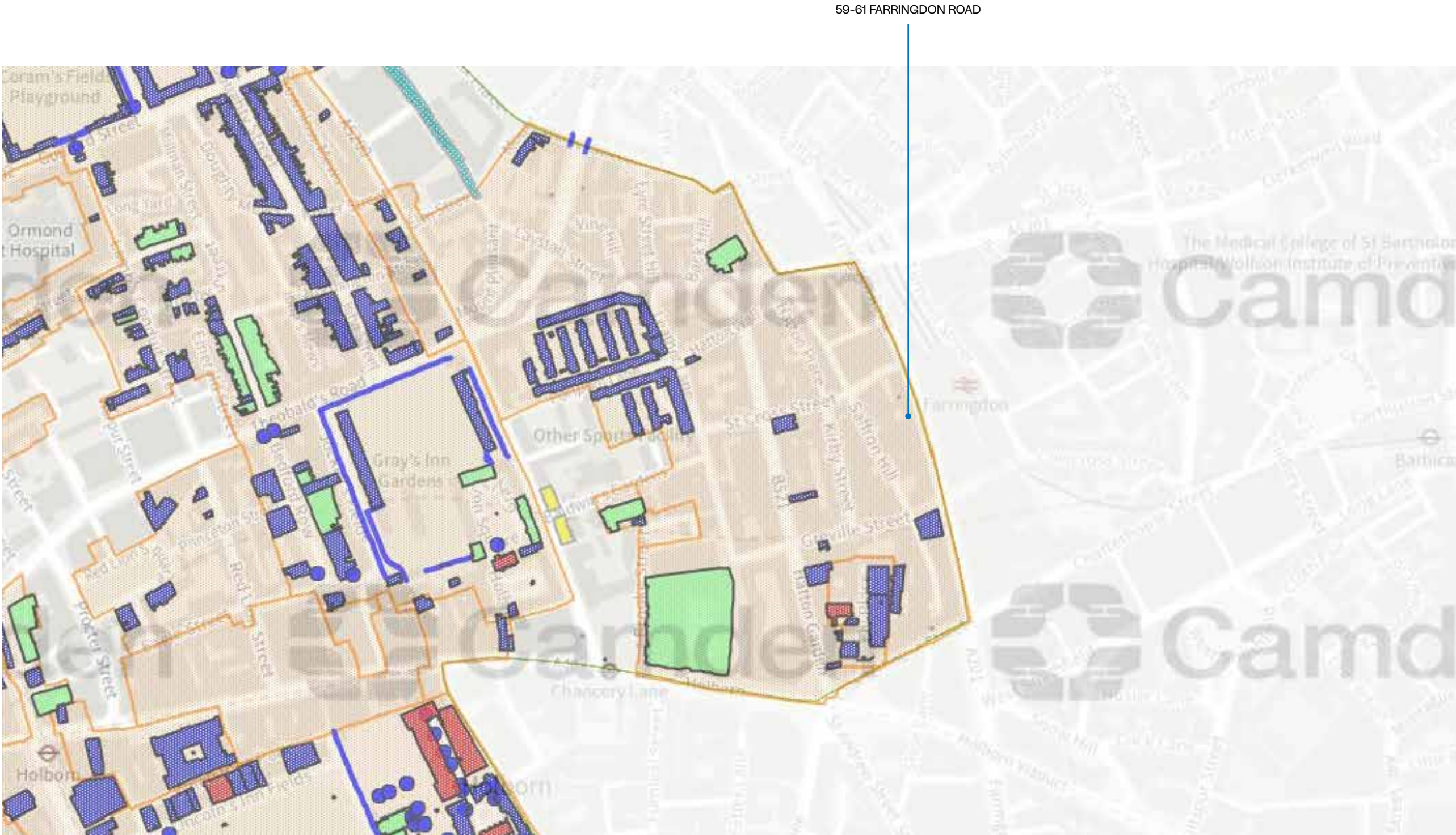
PLANNING CONSIDERATIONS

CONSERVATION

The site sits within the Hatton Garden Conservation Area. The building is not listed, and there are no listed buildings the immediate area that this design would impact.

LAND USE CONSIDERATIONS

The site is currently designated as E class.



NEIGHBOURING PROPERTIES

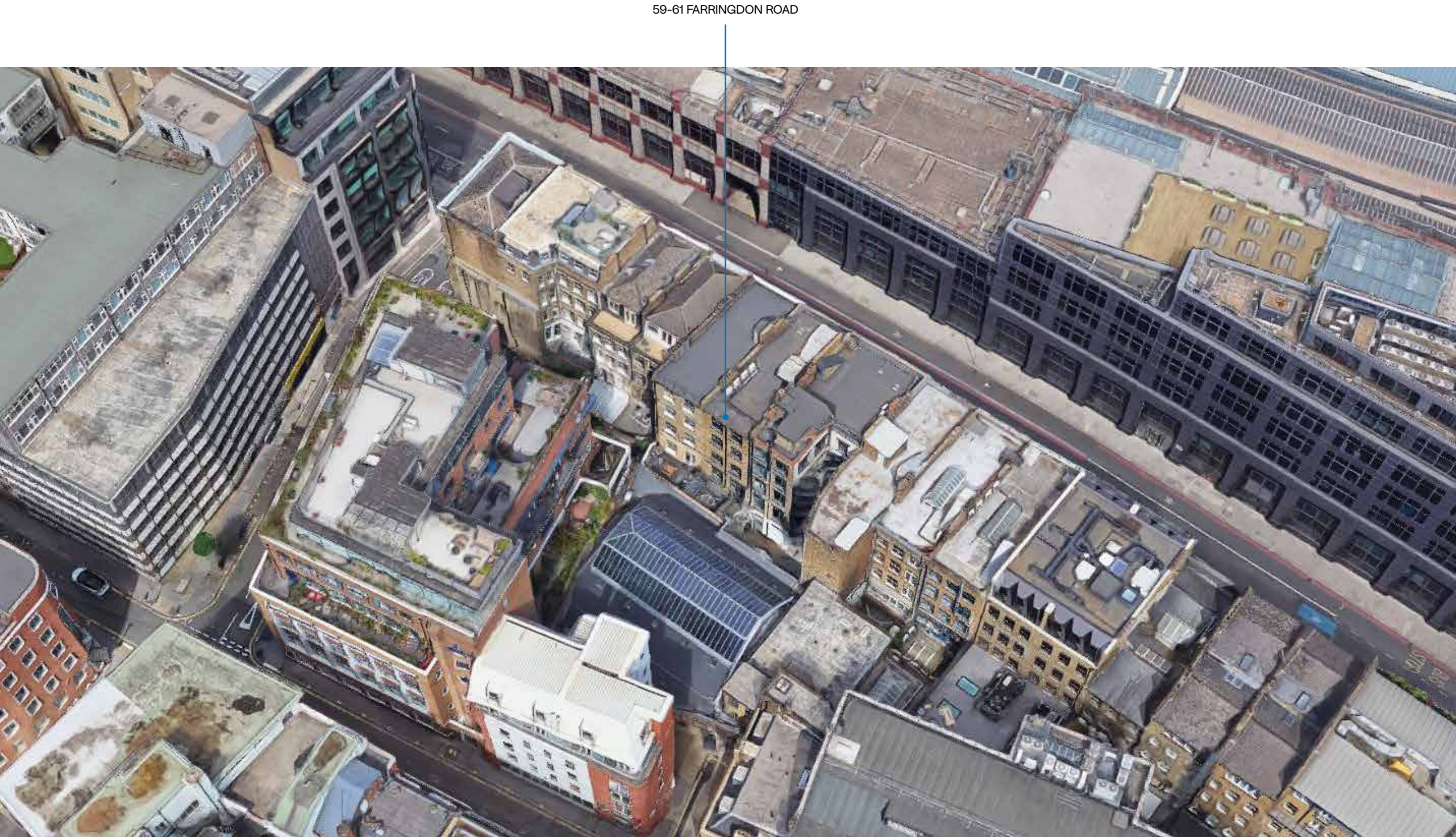
SITE PHOTOGRAPHS

The current building comprises a basement level, ground level and 4 upper storeys. The building is built in a Georgian style which is typical of the area, comprising of london stock tone brick with grey colored framing of the windows.

The building has undergone a rolling refurbishment internally that retains its original warehouse styling, however the roof remains in a poor condition with its original state or accessibility in tact with the strange addition of a now disused WC block in the roof enclosure. The building would benefit considerably from enhancements to the roof terrace to create a positive addition for tenants, and re-purpose the WC block as a shared amenity.

There are a number of condensers on the roof, with utilitarian railing that can be re-worked to improve the outlook for neighbours to the rear of the site.

AERIAL VIEW KEY PLAN



EXISTING EXTERNAL CONDITION

SITE PHOTOGRAPHS

The current rooftop has access from two stair cores, with the Southern access connecting directly to the office below, and the Northern access connecting to the stair core that provides access to all tenants.

There are a number of condensers on the roof, notably to the North West corner, and a redundant plant enclosure placed centrally.

The roof is currently accessibly for all tenants, with access to both sides of the roof through two breaks in the parapet wall that runs centrally on the roof.

AERIAL VIEW KEY PLAN



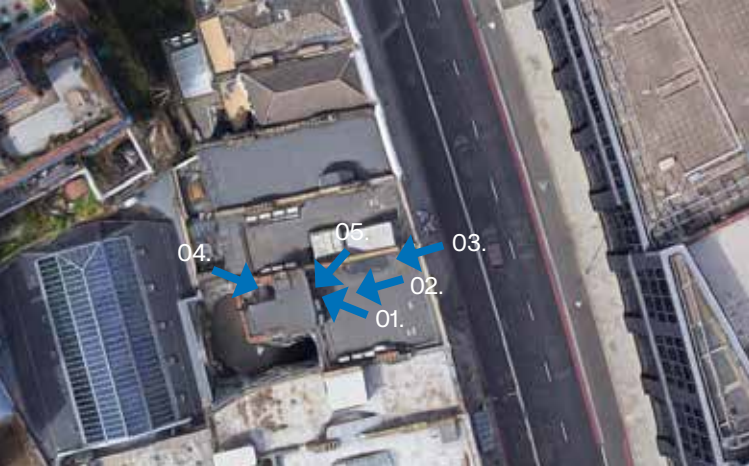
EXISTING INTERNAL CONDITION

SITE PHOTOGRAPHS

Use and access to the roof terrace has always been part of its original use as evidenced by the WC block. The WC block is now redundant with all services now offered in the common parts.

The lift overrun and motor room are located behind the WC block and accessed through the WC room.

AERIAL VIEW KEY PLAN



OPPORTUNITIES SUMMARY

KEY OBJECTIVES OF THE BUILDING

RETROFIT

The applicant is seeking to work with the existing building to create an enhanced, high quality rooftop amenity to complete the recently completed refurbishment of the internal office space.

The scheme proposes to refurbish the existing rooftop enclosure, improve outlook for neighbours, and deliver enhanced amenity that can be accessible for all tenants of the building. .

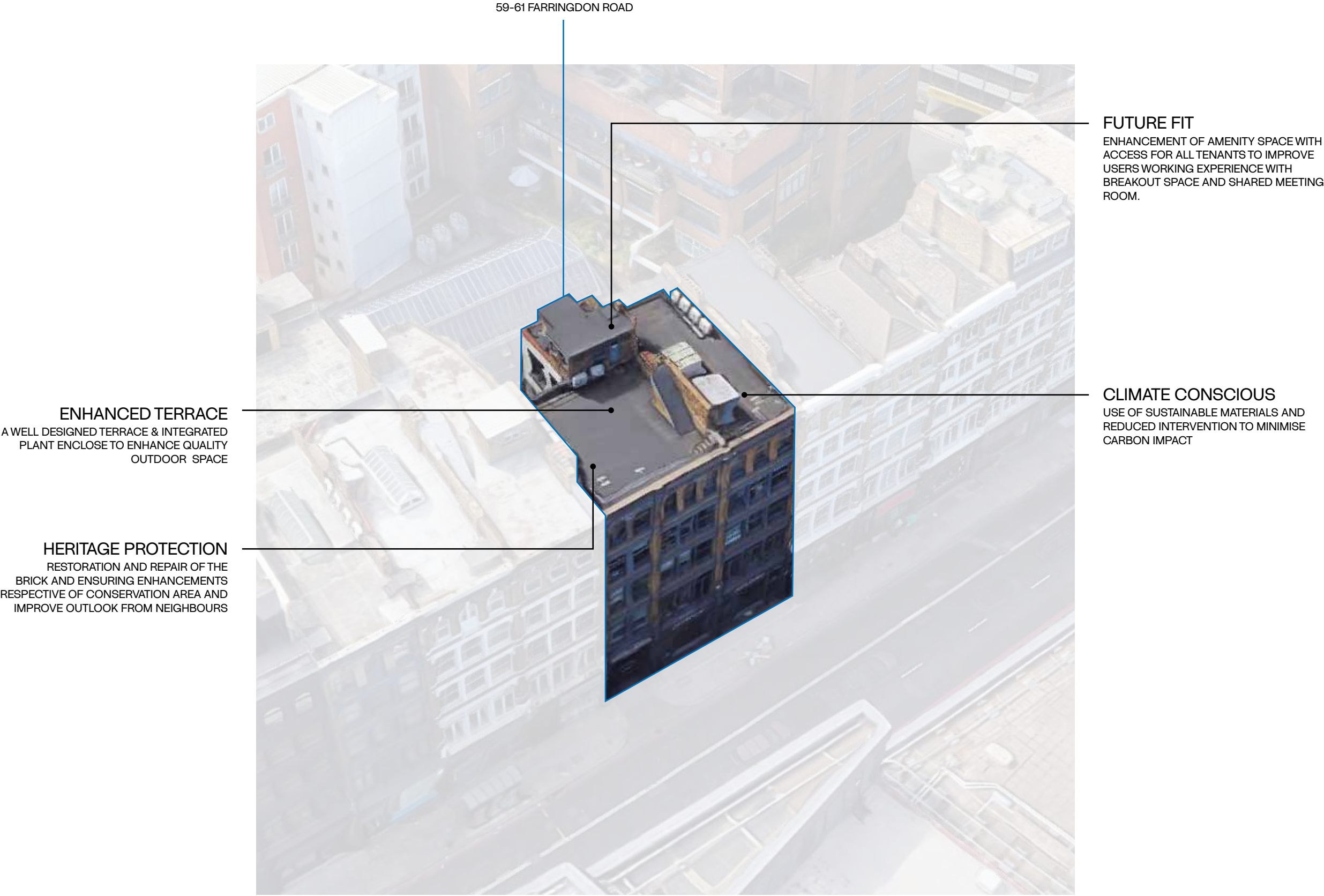
The design ambition is delivered through several key objectives:

01 - Heritage Protection:
Sensitive repair and working with the existing building fabric to enhance the asset within the conservation area.

02 - Future Fit:
Enhancement of amenity space for tenants with the creation of a share meeting space in the WC block, and a roof terrace that provides flexible spaces for users.

03 - Sustainability:
Use of sustainable materials and inclusion of substantive planting to improve the local ecology.

04 - Embodied Carbon:
Working with existing fabric and envelop to minimise intervention and carbon footprint to deliver a strategy that ensures low carbon cost as a result of the enhancements.



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ROOFTOP TERRACE

ANOMALY

EXISTING ROOF AXO

CONSIDERATIONS

The existing rooftop has a number of key areas that have driven the proposed enhancements. These include the following:

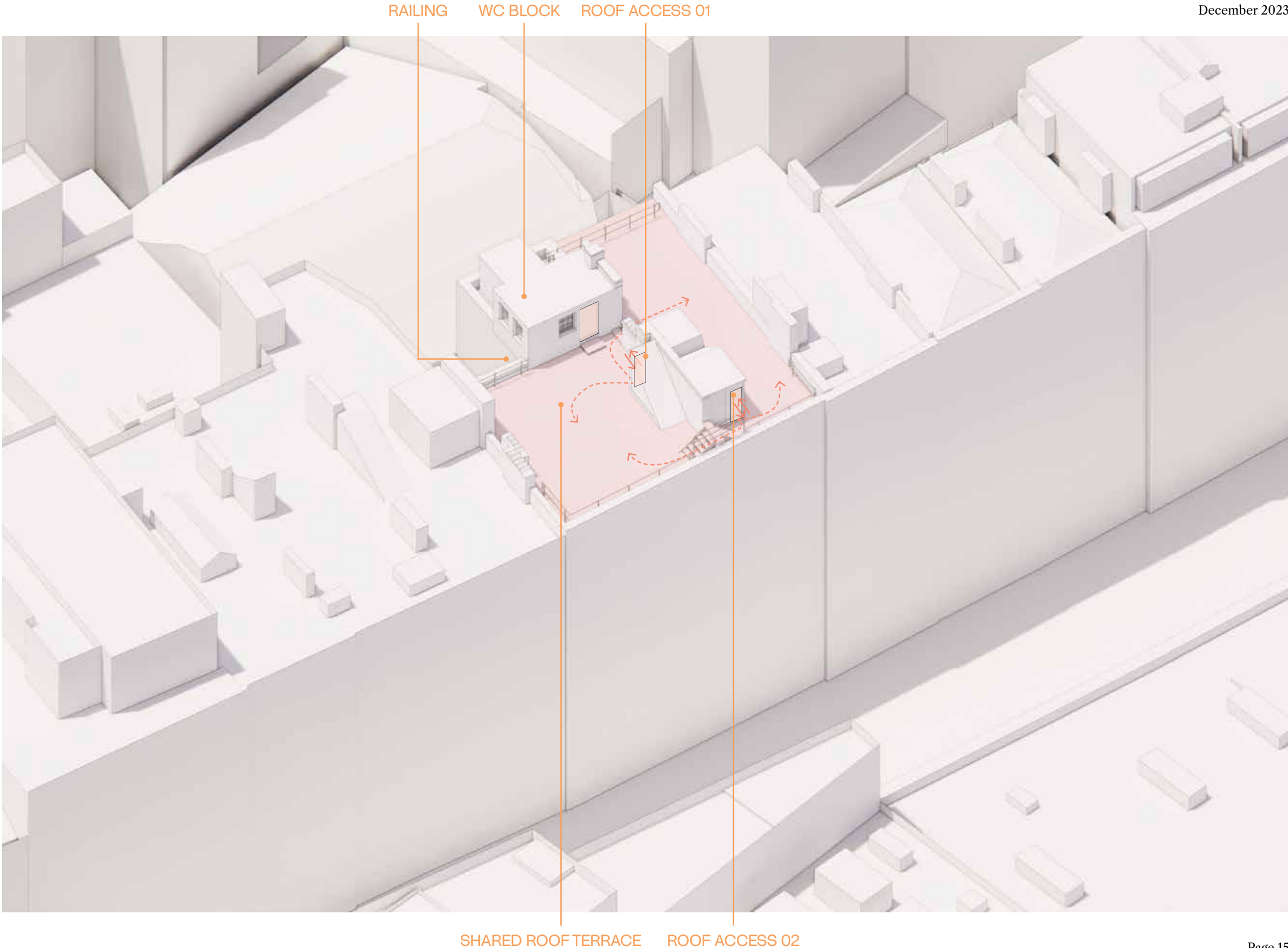
Roof Access 01:
This provides direct stair access to the level 04 tenant below.

Roof Access 02:
This provides direct stair access to the core below that ensures roof access for all tenants in the building.

WC Core:
The WC core is now redundant in use, but provides and enclosure to refurbish and provide new amenity for all tenants, working within the existing envelope.

Share Roof Terrace:
The existing roof terrace is split between the North and South through a break in the central parapet line, with this flexibility of access being retained.

Railing:
There is utilitarian railing located to the West and East ends of the roof to provide fall protection, but creates a negative outlook.



ENTRANCE CONCEPT

KEY CHANGES

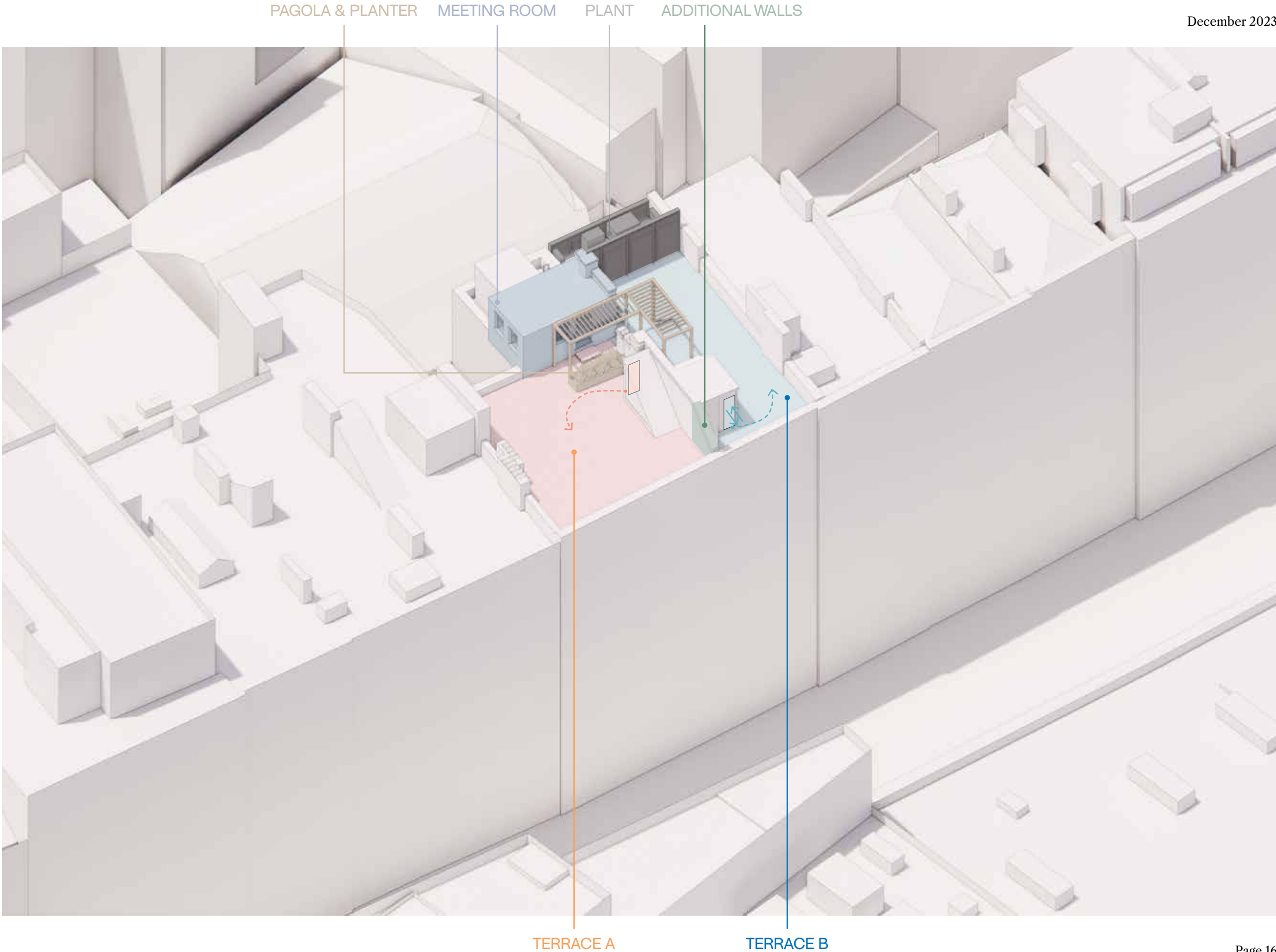
The deliver an enhanced rooftop terrace, the design has considered how to work with the existing fabric, provide high quality space, and improve the setting of the building and the outlook for neighbours by addressing some of the negative conditions. The key moves include:

Meeting Room:
Refurbishing the WC block to a shared meeting room that can be used by all tenants. This is especially beneficial given the smaller office tenants in situ who need the flexibility of additional meeting spaces without have this on their own floor.

Plant Setting:
The existing condensers are unsightly and have no visual barrier to them from the rear. These are to be re-organised to allow for a visual barrier to mitigate existing negative views

Pagola & Planters:
A pagola and planters will be used to create zones and defined settings to deliver a user led experience that provides a variety of setting for tenants to use and enjoy.

Additional Wall:
The break in the parapet to the front of the building creates a dangerous condition for users. The wall is to be extended but slopped down to the existing parapet to block this route, but also mitigate and visual impact to the front of the building.



TERRACE PRECEDENTS

DESIGN GUIDE

The proposed terrace will use a combination of fixed and loose seating arrangements to ensure a functional and desirable setting for tenants.

The terrace will be decked using an eco deck which is a highly durable and sustainable material. In addition planters will be used to the perimeter of the terrace to mitigate views out from the terrace, improve outlook from neighbouring properties, and improve the ecology of the building.

These precedents provide a benchmark for the style and concept for what is to be delivered.

EXAMPLE OF ECO-DECK

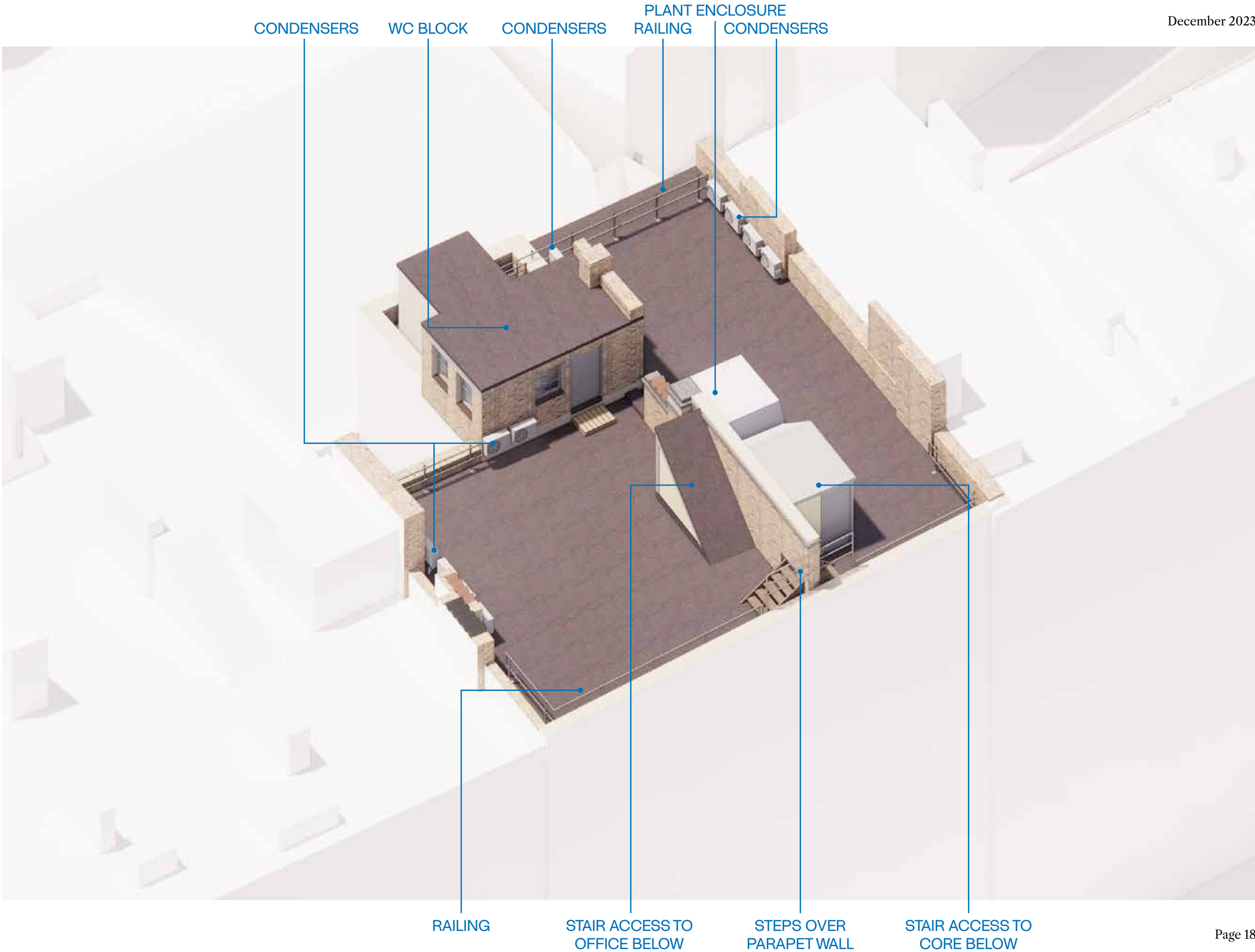


EXISTING ROOF - AXO VIEW

KEY CHANGES

The key changes to the existing roof terrace include:

- 1. Consolidation of the condensers to mitigate visual impact to neighbours.
- 2. Refurbishment of the WC block to a shared amenity.
- 3. Removal of current plant enclosure.
- 4. Removal of steps of parapet wall.
- 5. Removal for improved railing to the edge conditions.
- 6. Repair/re-pointing of existing brick where required.



PROPOSED ROOF - AXO VIEW

KEY CHANGES

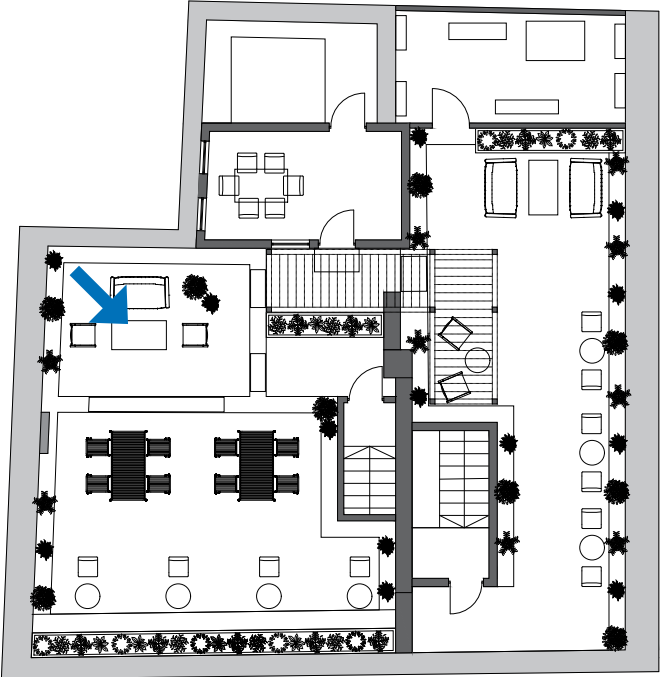
The key additons as part of the proposed enhancements to the roof terrace include:

- 1. Visual plant screen to the rear of the site.
- 2. Planters to all edge conditions to improve the outlook from neighbours and mitigate views/ overlooking from the terrace.
- 3. Pagola to create zoning and partial shading to some of the seting spaces.
- 4. Decking and loose/fixed furniture throughout.



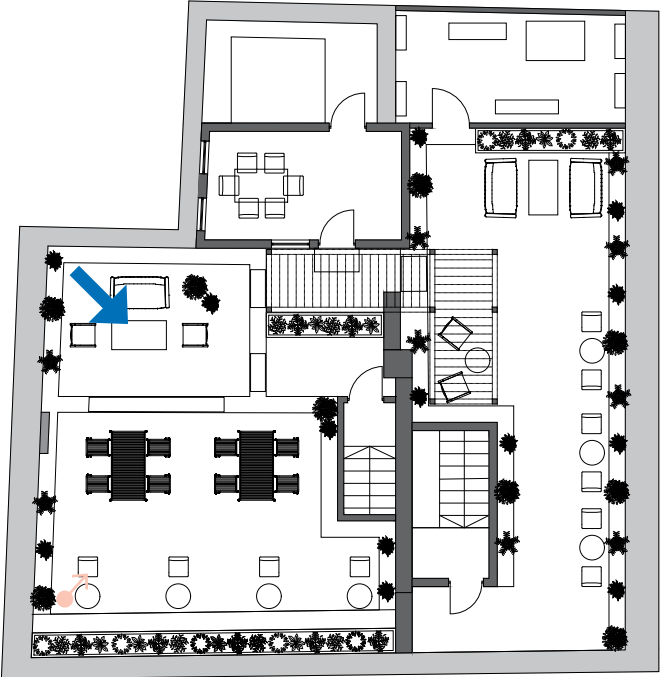
PROPOSED ROOF - VIEW 01

PROPOSED PLAN



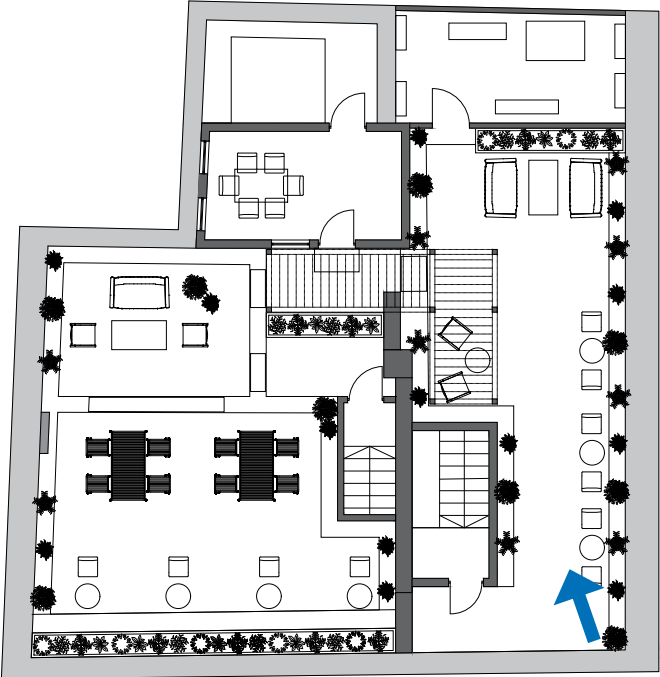
PROPOSED ROOF - VIEW 02

PROPOSED PLAN



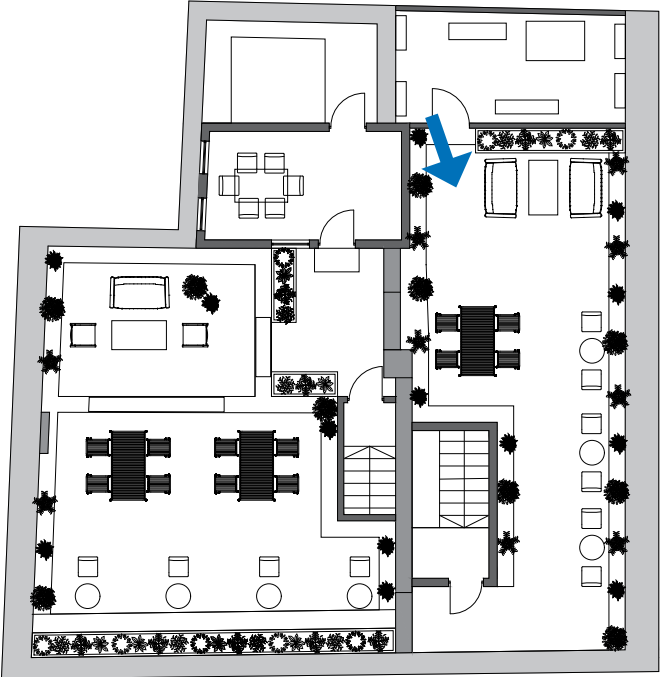
PROPOSED ROOF - VIEW 03

PROPOSED PLAN

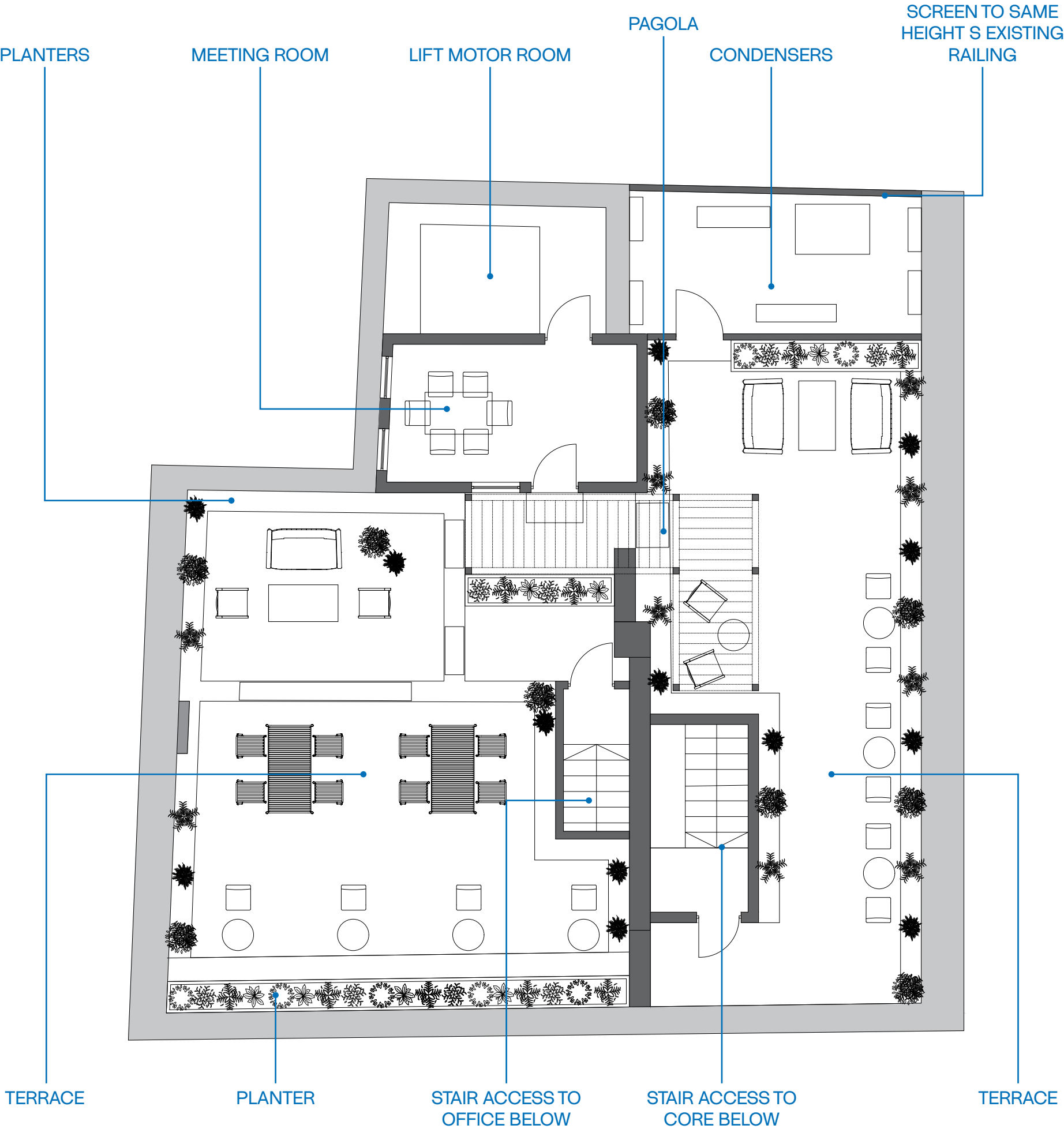


PROPOSED ROOF - VIEW 04

PROPOSED PLAN



PROPOSED ROOF - PLAN



59-61 FARRINGDON ROAD

SUMMARY

This design proposal for the enhancement to the roof terrace provides a significant improvement for the wellbeing of existing office tenants in line with changing office demands, whilst being delivered in a sensitive and sustainable manner.

In addition it improves the outlook for neighbours and the overall setting of the building. This ensures the Zeppelin Building is a positive addition to the immediate area and conservation area as a whole.



ANOMALY

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